

018.0

0002

0013.0

Map

Block

Lot

1 of 1

Residential

ARLINGTON

APPRAISED:

Total Card / Total Parcel

954,600 / 954,600

USE VALUE:

954,600 / 954,600

ASSESSED:

954,600 / 954,600


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
15		ELIOT RD, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: TRZUPEK JOHN &	
Owner 2: KILLEEN LAUREN	
Owner 3:	
Street 1: 15 ELIOT RD	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	Own Occ: Y

PREVIOUS OWNER	
Owner 1: CARNEY JOHN A -	
Owner 2: -	
Street 1: 98 RICHFIELD RD	
Twn/City: ARLINGTON	

St/Prov: MA	Cntry	
Postal: 02474	Type:	

NARRATIVE DESCRIPTION	
This parcel contains .124 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1939, having primarily Clapboard Exterior and 1938 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No
	Amount
	Com. Int

PROPERTY FACTORS	
Item	Code
Z	R1
o	SINGLE FA
n	100
Census:	Exempt
Flood Haz:	
D	Topo
s	1
t	Level
	Street
	Gas:

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5400	Sq. Ft.	Site			0	85.	1.08	2									494,701						494,700	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	5400.000	459,900		494,700	954,600		12578
							GIS Ref
							GIS Ref
							Insp Date
							10/03/16

PREVIOUS ASSESSMENT								Parcel ID	018.0-0002-0013.0		USER DEFINED	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date		
2022	101	FV	459,900	0	5,400.	494,700	954,600		Year end	12/23/2021		
2021	101	FV	445,600	0	5,400.	494,700	940,300		Year End Roll	12/10/2020		
2020	101	FV	445,600	0	5,400.	494,700	940,300	940,300	Year End Roll	12/18/2019		
2019	101	FV	351,500	0	5,400.	640,200	991,700	991,700	Year End Roll	1/3/2019		
2018	101	FV	351,500	0	5,400.	407,400	758,900	758,900	Year End Roll	12/20/2017		
2017	101	FV	351,500	0	5,400.	372,500	724,000	724,000	Year End Roll	1/3/2017		
2016	101	FV	191,200	0	5,400.	302,600	493,800	493,800	Year End	1/4/2016		
2015	101	FV	179,500	0	5,400.	302,600	482,100	482,100	Year End Roll	12/11/2014		

SALES INFORMATION										TAX DISTRICT				PAT ACCT.				
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes	Date					Date	Result	By	Name
CARNEY JOHN A,	1484-48		1/15/2016		880,000	No	No			3/27/2017	SQ Returned	MM	Mary M					
TUREN F ELIZABE	1478-91		9/2/2015	Change>Sale	625,000	No	No			10/3/2016	Permit Visit	DGM	D Mann					
TUREN FRANCES W	1338-98		6/6/2007	Family		10	No	No		10/3/2016	Meas/Inspect	DGM	D Mann					
	824-155		1/1/1901			1	No	No	N	1/9/2014	Info Fm Prmt	EMK	Ellen K					
										2/23/2009	Meas/Inspect	189	PATRIOT					
										3/27/2000	Inspected	264	PATRIOT					
										10/12/1999	Mailer Sent							
										10/12/1999	Measured	243	PATRIOT					
										9/2/1993		RV						

Sign: VERIFICATION OF VISIT NOT DATA / / /

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	%
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	1 - Oil
Heat Type:	1 - Forced H/Air
# Heat Sys:	1
% Heated:	100
	% AC:
Solar HW:	NO
Central Vac:	NO
% Com Wal	% Sprinkled

MOBILE HOME

Make:

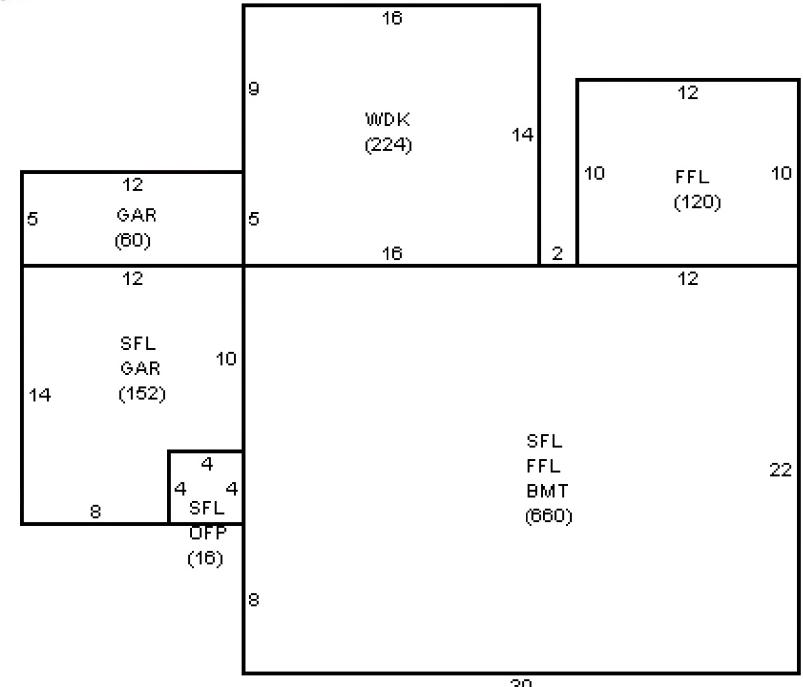
del:

Serial #

PABCEI ID 018-0-0002-0013

SPEC FEATURES/YARD ITEMS

SKETCH



SUB AREA

SUB AREA					SUB AREA DETAIL					
Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu #	Ten
SFL	Second Floor	828	143.310	118,664	BMT	100	GFB	50		
FFL	First Floor	780	143.310	111,785						
BMT	Basement	660	64.490	42,564						
WDK	Deck	224	10.460	2,344						
GAR	Garage	212	26.790	5,679						
OFP	Open Porch	16	44.000	704						
Net Sketched Area:		2,720	Total:		281,740					
Size Ad	1608	Gross Area	2720	FinArea	1938					

SUB AREA DETAIL



AssessPro Patriot Properties, Inc